

BK 3305 PG 179

WARRANTY DEED

Joint Tenancy

75-0-25 ✓

68-86

Know all Men by these Presents,

002487

That I, MARIE L. PAGEAU, of Waterville, County of Kennebec
State of Maine

in consideration of One dollar and other valuable consideration

paid by STEPHEN P. MOORES and ANNA J. MOORES, both of Winslow,
in the County of Kennebec, and State of Maine,

whose mailing address is 6 Dallaire Street, Winslow, ME 04901

TRANSFER
TAX
PAID

the receipt whereof I do hereby acknowledge, do hereby give, grant, bargain, sell and
convey unto the said STEPHEN P. MOORES and ANNA J. MOORES,

as joint tenants and not as tenants in common, their heirs and assigns forever,

A certain lot or parcel of land situate in said Waterville,
County of Kennebec, and State of Maine, more particularly
bounded and described as follows, to wit:-

Being a portion of Lot 273 as shown on a Plan of Libby Heights
recorded November 4, 1919 in Kennebec County Registry of Deeds,
Plan Book 7, Pages 22 and 23, commencing at the southwest
corner of said Lot 273 at the intersection of Central Avenue
and Southern Park Street, now known as Broadway; thence easterly
along the southerly line of Lot 273 a distance of ninety-nine
(99) feet to a pin at the southeasterly corner of said lot;
thence northerly along the easterly line of Lot 273 sixty-six
(66) feet to a pin, said point being the northeasterly corner
of said Lot 273; thence westerly at an angle from the northerly
line of said Lot 273 a distance of one hundred two and one-half
(102.5) feet to a point in the westerly line of Lot 273 on
the easterly line of Central Avenue, at a distance of fourteen
(14) feet southerly of the northwest corner of Lot 273; thence
southerly along the southerly line of Lot 273 and the easterly
line of Central Avenue to the point begun at.

Meaning and intending to convey all that portion of Lot 273
excepting a small triangle at its northerly side measuring
one hundred two and one-half ($102 \frac{1}{2}$) feet by fourteen (14)
feet by ninety-nine (99) feet.

Being the same premises conveyed to Marie L. Pageau and Donald
A. Pageau as joint tenants by warranty deed of Philip Bard
et ux dated October 1, 1973 and recorded in the Kennebec County
Registry of Deeds, at Book 1679 Page 324. Donald A. Pageau
died in December of 1987.

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To have and to hold

the aforegranted and bargained premises, with all the privileges and appurtenances thereof, to the said STEPHEN P. MOORES and ANNA J. MOORES

68-86

as joint tenants and not as tenants in common, their heirs and assigns, to their own use and behoof forever.

And

I do ~~return~~ with the said Grantees, their heirs and assigns, that I am lawfully seized in fee of the premises, that they are free of all encumbrances

that I have good right to sell and convey the same to the said Grantees to hold as aforesaid;

and that I and my heirs shall and will warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims and demands of all persons.

In Witness Whereof,

I the said MARIE L. PAGEAU

~~and~~

~~husband/wife of the said~~

~~joining in this deed as Grantor and relinquishing and conveying all rights by descent and all other rights to the~~

~~above described premises~~, have hereunto set my hand and seal this 5th day of the month of February, A.D. 1988.

Signed, Sealed and Delivered

in presence of

[Signature]

[Signature]
Marie L. Pageau

State of Maine, County of Kennebec

on February 5, 1988.

Then personally appeared the above named

MARIE L. PAGEAU

and acknowledged the foregoing instrument to be her free act and deed.

Before me,

[Signature]

Notary Public
Attorney at Law

RECEIVED KENNEBEC SS.

1988 FEB 11 PM 2:55

Printed Name, *[Signature]*

RECORDED FROM ORIGINAL